

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 19.1167 ACRES (832,725 SQUARE FEET), BEING ALL OF LOT 1, BLOCK A, AVERY LAKELINE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2020023739 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID LOT 1 CONVEYED TO ASCENSION SETON IN DOCUMENT NO. 2020029508 (O.P.R.W.C.T.), SAID 19.1167 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
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BEGINNING, at a calculated point at the intersection of the north right-of-way line of Hema Drive (60' Right-of-way) with the east right-of-way line of N U.S. 183A Highway (Right-of-way varies), and being in the west line of said Lot 1, for a point of curvature and **POINT OF BEGINNING** hereof;

THENCE, with the east right-of-way line of said N U.S. 183A Highway and the west line of said Lot 1, the following two (2) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **2,765.50** feet, whose arc length is **604.71** feet and whose chord bears **N09°39'24"W**, a distance of **603.51** feet to a TxDOT type II brass disc found for an angle point hereof, and
- 2) **N02°01'47"E**, a distance of **301.59** feet to a TxDOT type II brass disc found for an angle point hereof, said point being the beginning of a right-of-way transition from the east right-of-way line of said N U.S. 183A Highway to the south right-of-way line of Avery Ranch Boulevard (150' Right-of-way);

THENCE, continuing with the right-of-way transition from said N U.S. 183A Highway to said Avery Ranch Boulevard, and with the northwest line of said Lot 1, **N33°47'51"E**, a distance of **155.14** feet to a TxDOT type II brass disc found for an angle point hereof, said point being the end of the right-of-way transition from the east right-of-way line of said N U.S. 183A Highway to the south right-of-way line of said Avery Ranch Boulevard;

THENCE, with the south right-of-way line of said Avery Ranch Boulevard and the north line of said Lot 1, the following two (2) courses and distances:

- 1) **N67°47'07"E**, a distance of **335.64** feet to a TxDOT type III monument with 5/8-inch aluminum cap found for a point of curvature hereof, and
- 2) Along the arc of a curve to the left, whose radius is **1,075.01** feet, whose arc length is **148.05** feet and whose chord bears **N63°50'17"E**, a distance of **147.93** feet to a 1/2-inch iron rod with "LSI" cap found for a non-tangent point of compound curvature hereof, said point being the intersection of the south right-of-way line of said Avery Ranch Boulevard with the west right-of-way line of North Lake Creek Parkway (64' Right-of-way);

THENCE, leaving the south right-of-way line of said Avery Ranch Boulevard, with the west right-of-way line of said North Lake Creek Parkway and the east line of said Lot 1, the following three (3) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **25.00** feet, whose arc length is **37.98** feet and whose chord bears **S76°35'23"E**, a distance of **34.43** feet to a 1/2-inch iron rod with "LSI" cap found for a point of tangency hereof,

Exhibit A

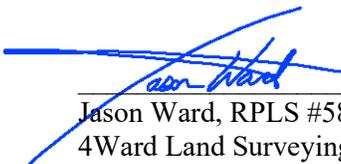
- 2) **S33°04'19"E**, a distance of **554.44** feet to a 1/2-inch iron rod with "LSI" cap found for a point of curvature hereof, and
- 3) Along the arc of a curve to the left, whose radius is **1,032.00** feet, whose arc length is **201.06** feet and whose chord bears **S38°39'11"E**, a distance of **200.74** feet to a calculated point for a non-tangent point of compound curvature hereof, said point being the intersection of the west right-of-way line of said North Lake Creek Parkway with the north right-of-way line of said Hema Drive;

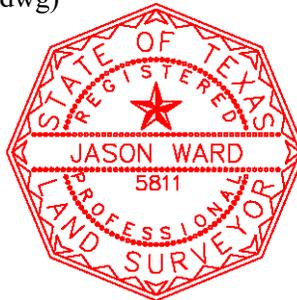
THENCE, leaving the west right-of-way line of said North Lake Creek Parkway, with the north right-of-way line of said Hema Drive and the south line of said Lot 1, the following six (6) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **25.00** feet, whose arc length is **37.96** feet and whose chord bears **S00°43'44"E**, a distance of **34.42** feet to a calculated point for a point of tangency hereof,
- 2) **S42°46'35"W**, a distance of **44.38** feet to a calculated point for a point of curvature hereof,
- 3) Along the arc of a curve to the left, whose radius is **1,030.00** feet, whose arc length is **235.27** feet and whose chord bears **S36°13'58"W**, a distance of **234.76** feet to a calculated point for a non-tangent point of compound curvature hereof,
- 4) Along the arc of a curve to the right, whose radius is **470.00** feet, whose arc length is **354.68** feet and whose chord bears **S51°18'28"W**, a distance of **346.32** feet to a calculated point for a point of tangency hereof,
- 5) **S72°55'35"W**, a distance of **450.37** feet to a calculated point for a point of curvature hereof, and
- 6) Along the arc of a curve to the right, whose radius is **25.00** feet, whose arc length is **39.77** feet and whose chord bears **N61°29'52"W**, a distance of **35.71** feet to the **POINT OF BEGINNING** and containing 19.1167 Acres (832,725 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000077918. See attached sketch (reference drawing: 00822_Zoning Exhibit-1.dwg)


 10/29/2020
 Jason Ward, RPLS #5811
 4Ward Land Surveying, LLC



0 150 300



GRAPHIC SCALE: 1" = 150'

**N US 183A HIGHWAY
(R.O.W. VARIES)**

(L=604.70, D=1231.42")
(N09°39'33"W 603.50')
R=2,765.50'
L=604.71', D=1231.43"
(N9°39'24"W 603.51')

P.O.B.

GRID N: 10,148,834.98
GRID E: 3,093,285.14

LOT 1, BLOCK B
AVERY LAKELINE
DOC. NO. 2020023739
O.P.R.W.C.T.

**19.1167 ACRES
ZONING EXHIBIT
City of Austin,
Williamson
County, Texas**

(N33°47'46"E 155.14')
N33°47'51"E 155.14'
(N67°47'02"E 335.64')
N67°47'07"E 335.64'

(N02°01'42"E 301.59')
N02°01'47"E 301.59'

LOT 1, BLOCK A
AVERY LAKELINE
DOC. NO. 2020023739
O.P.R.W.C.T.
OWNER:
ASCENSION SETON
DOC. NO. 2020029508
O.P.R.W.C.T.

ZONING EXHIBIT
19.1167 ACRE(S)
832,725 SQUARE FEET

S72°55'35"W 450.37'
(S72°55'30"W 450.37')

**HEMA DRIVE
(60' R.O.W.)**

LOT 2, BLOCK C
AVERY LAKELINE
DOC. NO. 2020023739
O.P.R.W.C.T.



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/29/2020
Project:	00822
Scale:	1" = 150'
Reviewer:	FM
Tech:	CC
Field Crew:	WC/MM
Survey Date:	JULY 2020
Sheet:	1 OF 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	148.05'	1,075.01'	7°53'26"	N63°50'17"E	147.93'
C2	37.98'	25.00'	87°02'36"	S76°35'23"E	34.43'
C3	201.06'	1,032.00'	11°09'45"	S38°39'11"E	200.74'
C4	37.96'	25.00'	87°00'26"	S00°43'44"E	34.42'
C5	235.27'	1,030.00'	13°05'15"	S36°13'58"W	234.76'
C6	354.68'	470.00'	43°14'14"	S51°18'28"W	346.32'
C7	39.77'	25.00'	91°09'19"	N61°29'52"W	35.71'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S42°46'35"W	44.38'

LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S42°46'30"W	44.38'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	148.05'	1,075.01'	7°53'27"	N63°50'11"E	147.93'
(C2)	37.98'	25.00'	87°02'08"	S76°35'28"E	34.43'
(C3)	201.06'	1,032.00'	11°09'45"	S38°39'17"E	200.74'
(C4)	37.97'	25.00'	87°00'39"	S00°43'49"E	34.42'
(C5)	235.27'	1,030.00'	13°05'14"	S36°13'53"W	234.76'
(C6)	354.67'	470.00'	43°14'12"	S51°18'23"W	346.32'
(C7)	39.77'	25.00'	91°09'06"	N61°29'57"W	35.71'

LEGEND	
	ZONING BOUNDARY
	EXISTING PROPERTY LINES
	IRON ROD WITH "LSI SURVEYING" CAP FOUND
	TXDOT TYPE II BRASS DISC FOUND
	TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. NO. 2020023739

[A]
AVERY RANCH BOULEVARD
(150' R.O.W.)

(DOC. NO. 2005102680, O.P.R.W.C.T.)

10/29/2020



[B]
NORTH LAKE CREEK PARKWAY
(64' R.O.W.)

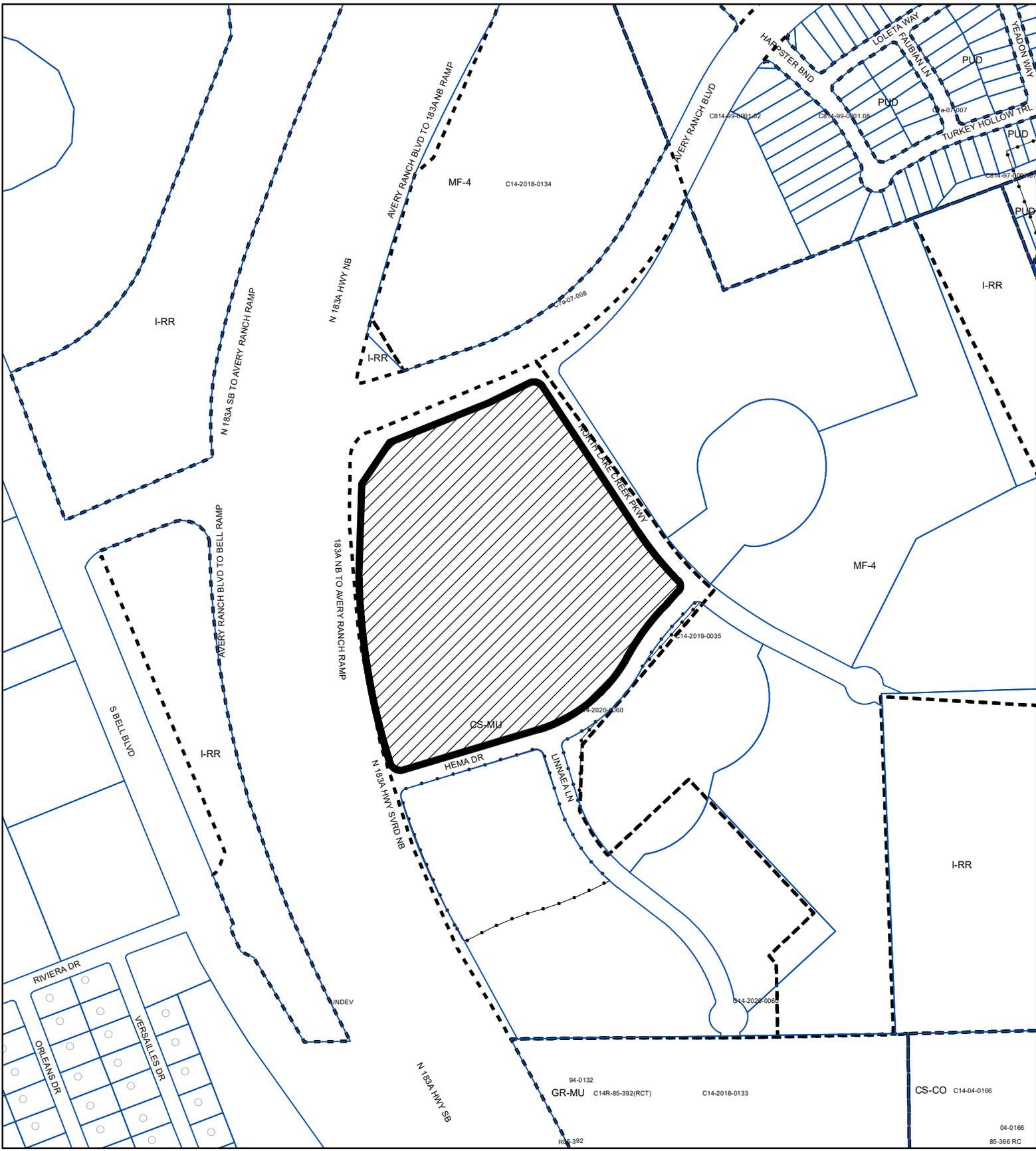
NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000077918.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

19.1167 ACRES
ZONING EXHIBIT
City of Austin,
Williamson
County, Texas

 4WARD Land Surveying A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	Date:	10/29/2020
	Project:	00822
	Scale:	N/A
	Reviewer:	FM
	Tech:	CC
	Field Crew:	WC/MM
	Survey Date:	JULY 2020
Sheet:	2 OF 2	



ZONING

ZONING CASE#: C14-2020-0124

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/5/2020